

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, March 28, 2005 at Westfield Town Hall. Members present were Bob Horkay, Ginny Kelleher, Jim Peyton, Bill Sanders, Bob Smith, Carolyn Stevenson, and Ron Thomas. Also present were Jodi Dickey, Kevin Todd, Tom Higgins, and Attorney Brian Zaiger.

Kelleher commented on the minutes from February 24, 2005, page four under Discussion Items, amendment to the By-Laws, which should include the Standards Committee as well. Second sentences should say, "She also stated that under the Comprehensive Plan Review Committee and the Standards Committee..."

Thomas asked that the comments about the website which he made be added to the minutes as well.

Smith moved to approve the **February 24, 2005** minutes as amended.

Kelleher seconded, and the minutes were adopted as amended into the public record by voice vote.

Dickey reviewed the Public Hearing Rules and Procedures.

Thomas stated Brad Grabow has resigned his position on the Plan Commission and that the pursuit for a member to fill that vacancy is in process.

Thomas stated there has been a request to move 0503-DP-07 and 0503-SIT-06 forward to the first item on the agenda.

The Commission agreed to the request to hear 0503-DP-07 and 0503-SIT-06 first.

NEW BUSINESS

0503-DP-07 & 17827 Commerce Drive. Development Plan and Site Plan Review of an
0503-SIT-06 office/warehouse building, 14,500 square feet on 3 acres, zoned EI, by
Keeler-Webb.

Mr. Adam DeHart, Keeler-Webb Associates, presented the details of the project and introduced Mr. Candler, Owner and Operator of Com-Tech Construction, Inc. and Mr. Grosserhouse of System Builders, Inc. DeHart stated the petitioner is requesting a waiver for site circulation and gave overview of development plan details including landscaping and building materials. He stated they are proposing to install a 14,500 square foot industrial building along the west portion of this site.

Kelleher moved to approve the waiver for site circulation with the condition that the petitioner will install the sidewalk contingent upon the town and other tenants requesting the sidewalk.

Horkay seconded, and the motion passed unanimously.

A Public Hearing opened at 7:24 p.m.

Noone spoke, and the Public Hearing closed at 7:25 p.m.

Kelleher moved to approve 0503-DP-07 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Soil and Water Conservation District;
3. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
4. That the petitioner submits revised lighting fixtures for staff review;
5. That the petitioner submits revised landscape plans for staff review;
6. That the petitioner submits a revised site plan specifying where HVAC equipment is located and any required screening; and,
7. That these conditions be fulfilled prior to receiving a building permit.

Smith seconded, and the motion passed unanimously.

Kelleher moved to approve 0503-SIT-06 with the following condition:

1. That the petitioner complies with any conditions as a part of 0503-DP-07.

Horkay seconded, and the motion passed unanimously.

CONSENT AGENDA

0503-SFP-05 16000-17000 Oak Ridge Road. Final plat approval of Countryside, Section 11 D, 50 lot on 22 acres, zoned SF-3 (Cluster), by Platinum Properties.

Smith moved to approve 0503-SFP-05.

Peyton seconded, and the motion passed by unanimous voice vote.

OLD BUSINESS

0410-DP-36 & 17913 County Line Road. Development and Site Plan review, County line
0410-SIT-28 Pet Lodge, 9,184 square feet on 4 acres, zoned AG-SF1, by B & W Rental, LLC.

Todd reviewed the history of this petition and the options open to the Plan Commission.

Petitioner requested to be continued to the May Plan Commission meeting.

The Commission requested the petitioner refile, begin the process again, and come before the Commission at the May meeting.

0408-PUD-07 156th Street & Ditch Road. Centennial North PUD, 380 residential units on 157 acres, by Estridge Development.

Mr. Bryan Stumpf, Estridge Companies, presented the details of the project. Stumpf stated they have been working with the Committee and have worked through some of the concerns including a revised land plan, where they have decreased the density.

Kelleher stated concern regarding the fact that Centennial residents have decided they do not want the added people using their pool and other facilities; therefore, she would like to see the pool put back into this development as it was originally proposed.

Stumpf stated they were not committing to a pool on this project.

Thomas opened the floor to the public for their comments.

Ms. Michelle Bryant thanked Stumpf for working with her, moving the town homes, and listening to ideas regarding creating some natural habitats in the area.

Mr. John Dippel supports the revised plan and spoke in favor of adding the pool.

Horkay expressed concern about the language under Exterior Surfaces. He stated it references contact fiber board under what will be approved by the developer. He does not want to see approval determined by the developer of whatever equivalent materials are; therefore, he feels we should retain more control over whatever equivalent materials might be.

The Commission determined “equivalent materials” would be determined by the Town’s Approved List, and the Planning Department would be responsible for making sure a project had the appropriate “approved” materials.

Thomas discussed the issue of the Buckeye Pipeline going through this property. He stated he would like to see Estridge make a commitment that they pass along this pipeline information to the residents and that the Homeowner’s Association would also pass this information on to new residents.

Kelleher moved to send a negative recommendation to the Town Council on 0408-PUD-07 unless Estridge would commit to the addition of a pool.

Kelleher withdrew her motion.

Stevenson moved to continue 0408-PUD-07 to the April Plan Commission meeting in order for Estridge to make a decision on whether to commit to the addition of a pool.

Stevenson withdrew her motion.

This item would be revisited later in the meeting in order to give Stumpft time to discuss the pool issue with Mr. Paul Estridge.

0411-ZOA-13 WC16.04.030. Review of proposed standards of New SF-AZoning District

Higgins discussed the proposed standards.

Kelleher questioned number eight regarding Green Space and asked if third party easements mean pipeline rights-of-way or utility easements?

Higgins explained if they are dedicated into a green space that is maintained by the Homeowner’s Association, that would be a third party easement.

Sanders suggested adding language stating, “acceptable to the Planning Staff,” being added to the end.

Higgins reiterated the language would read, “up to 50% total credit toward required green space may come from wetlands, third party easements, legal drains, and equivalent land as approved by the Advisory Plan Commission.”

Kelleher discussed number ten, Between Structures, twenty-five feet for one- and two-story structures with no vinyl, and if they have vinyl then they have to be thirty feet apart.

Higgins responded they would add the word “siding” after vinyl for clarification.

Thomas reiterated on bullet point A it would say “exterior siding.”

Kelleher discussed number twelve, maximum building height 35’ for one- and two-story structures. She asked if we are assuming these would be one- and two-story structures and not three.

Higgins responded two-story was the maximum this was designed for.

Sanders suggested stating “maximum structural height 35’/two stories.”

Thomas asked for clarification on number fourteen, “story and a half, it says lower and main levels.

After discussion, the Commission decided to remove the verbiage, “lower and main levels.”

Thomas asked about number thirteen, the “Prevailing Road;” is there a definition of “prevailing road?”

Higgins responded it would be the major road in front.

Higgins introduced an additional change; the bullets under number one, number eight, and number fourteen will become letters rather than bullets.

Kelleher suggested adding landscaping and lighting verbiage in order to remain consistent.

A Public Hearing opened at 8:26 p.m.

Noone spoke, and the Public Hearing closed at 8:27 p.m.

Sanders moved to send 0411-ZOA-13 to the Town Council with a positive recommendation as amended.

Higgins reviewed the changes:

1. Lettering and numbering on number one, eight, and fourteen.
2. Change on Number Eight; add, "and equivalent lands as approved by the Advisory Plan Commission."
3. Change to Number Ten--add the verbiage of "exterior siding" after the vinyl.
4. Change to Number Twelve--will read "35 feet/two stories."
5. Change to Number Fourteen--letters B and C will be removed.
6. Landscaping and lighting verbiage will be added as numbers seventeen and eighteen.

Kelleher seconded, and the motion passed unanimously.

0501-ZOA-001 WC16.04.200. Fiber Cement Siding Definition.

Higgins discussed the proposed definition stating that Fiber Cement Siding is NOT a masonry product.

A Public Hearing opened at 8:29 p.m.

Noone spoke, and the Public Hearing closed at 8:30 p.m.

Kelleher moved to send 0501-ZOA-001 to the Town Council with a positive recommendation.

Smith seconded, and the motion passed unanimously.

0405-PUD-03 191st Street & Tomlinson Road. Sycamore PUD, 386 units on 136 acres, by Bingham McHale.

Stevenson recused herself and left the room stating, "Because I have been a Plan Commission member for 15+ years and I hold this position with the utmost concern for the township I represent, I would like to make a statement for public record before I recuse myself from this project. I would like the record to be noted I have no financial interest in this project nor do I have a direct or indirect interest in the project. But it has been brought to my attention indirectly that staff because of ethical reasons has issues and plan commission members have issues both of which have been unresolved at this point. So with that I will recuse myself from this project."

Mr. Steve Hardin, Bingham McCale, presented details of the project and introduced guests including Mr. Zukerman, Sycamore Creek; Mr. Roger Kessler, Sycamore Village Development, Inc.; Mr. Jeff Pape, Centex Homes; and Mr. Jim Marshall, Adams and Marshall. Hardin discussed the packet of information and changes made at Committee level.

Thomas asked for any Committee comments.

Ms. Gloria Del Greco stated she did not feel like the Committee concerns were adequately addressed.

Peyton stated they did address the vinyl versus the cement siding issue on the town homes and the petitioner was going to come back with an alternative on that; there was nothing in the packet on this issue.

Kelleher stated many good changes have been made since the beginning; however, she stated concerns regarding traffic pattern, amenity center being too small, and vinyl siding in multi-family.

Thomas stated his concerns regarding the projects sitting on the easement of the pipeline, area B description of the front façade being 50% brick and the rest of it being potentially vinyl, area C where the front façade being brick and the other three sides being vinyl, and the amenity center.

Thomas shared comments of Cindy Spoljaric indicating she had some concerns about Sycamore, but those concerns were not stated.

Thomas opened the floor to public comment.

Ms. Liz Hobbs, attorneys speaking on behalf of the 191st Street and Tomlinson Road Association, spoke of concerns regarding density, traffic, accountability, safety, and timing.

Mr. Bob Wilkinson, Buckeye Pipeline, stated nothing has been submitted to them for approval and answered questions of the Commission.

Smith moved to send 0405-PUD-03 to the Town Council with a positive recommendation.

There was no second, and the motion died.

Sanders moved to send 0405-PUD-03 to the Town Council with a negative recommendation.

Horkay seconded, and the motion passed 5-1 (Smith)-0.

Stevenson returned to the meeting at 9:11 p.m.

NEW BUSINESS:

0503-DP-12 & 15950 Towne Road. Development Plan and Preliminary Plat Review of
0503-SPP-05 Sugar Creek, 146 lot on 129 acres, zoned SF-2, by The Towne
Road Development Company, Inc.

Peyton recused himself and left the room.

Mr. Dennis Olmstead, Steppleworth & Associates, representing The Towne Road Development Company, Inc. introduced guests, Richard Carriger and Jim Caito, and presented the details of the project. Petitioner is requesting development plan and preliminary plat approval of the Sugar Creek development. Olmstead addressed landscape deficiencies in the staff report and stated these are currently being worked on. He also stated they have provided for the perimeter pathways of eight feet around the perimeter roads.

Olmstead discussed one change in the plan different from the packets in that the stub road was moved to an alternate location 180 feet south of the common property line.

A Public Hearing opened at 9:20 p.m.

Mr. Tom Pielemeier asked about the buffer yard standards and expressed concern about drainage issues.

The Public Hearing closed at 9:23 p.m.

Kelleher stated that Pielemeier's buffer yard figures were correct and that the county would be working on the drainage issues.

Sanders moved to approve 0503-DP-12 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Highway Department;
3. That the petitioner complies with requirements from the Soil and Water Conservation District;
4. That the petitioner submits a revised landscape buffer plan for staff approval; and,
5. That these conditions be fulfilled prior to receiving Final Plat approval.

Kelleher seconded, and the motion passed unanimously.

A Public Hearing was opened at 9:25 p.m. on the Primary Plat Approval.

Noone spoke, and the Public Hearing closed at 9:26 p.m.

Kelleher moved to approve 0503-SPP-05 with the following condition:

1. That all conditions attached to the associated Development Plan Review (0503-DP-12) shall be satisfied prior to the recording of any secondary plat.

Smith seconded, and the motion passed unanimously.

Kelleher moved to assign final plat approval to staff.

Sanders seconded, and the motion passed by unanimous voice vote.

Peyton returned to the meeting at 9:30 p.m.

0503-REZ-02 18800 East Street. Rezoning request, LB to E I on 1.1 acres, by IMMI.

Thomas recused himself and left the room.

Horkay presided over the meeting.

Mr. Tony Schelonka, IMMI, introduced Curt Aikman, and reviewed the details of the project.

Stevenson asked the petitioner to consider putting a stoplight at 191 st Street and US 31.

A Public Hearing opened at 9:35 p.m.

Noone spoke, and the Public Hearing closed at 9:36 p.m.

This item will go to Committee on April 6, 2005 at 7:00 p.m.

0408-PUD-07 156th Street & Ditch Road. Centennial North PUD, 380 residential units on 1.57 acres, by Estridge Development.

CONTINUED

Stumpf returned to the meeting and the Commission returned to previous discussion on item, 0408-PUD-07.

Stumpf discussed the issue of the pool with Mr. Paul Estridge, who has conceded to add the pool under protest with the condition that if the Centennial residents wish to allow a reciprocal agreement for the use of the pool, a pool would not be required in Centennial North.

Thomas stated that if the Centennial North residents did come to an agreement with the Centennial residents to use the pool, some kind of crossing needs to be installed so traffic does not become a dangerous issue for pedestrians.

Kelleher moved to send 0408-PUD-07 to the Town Council with a positive recommendation with the condition stated that either Centennial works with Estridge or Estridge does something for the residents in the area as stated to the Committee.

Stevenson seconded, and the motion passed 5-2 (Horkay, Peyton)-0.

Kelleher left the meeting at 9:50 p.m. and did not return. At this time, six members remained.

0503-DP-08 & 17101 Carey Road Development Plan and Preliminary Plat Review of Oak
0503-SPP-02 Manor PUD, Section B, 496 units on 121 acres, zoned PUD, by Hills
Communities.

Mr. Steve Ranshaw, Hills Communities, introduced Glenn Broom, Director of Land, Hills Communities; Mark Runkel, Schneider Engineering, and presented details of the request for primary plat approval for Oak Manor. Ranshaw stated this project has already received PUD approval for a mixed-used development. He also stated they have already met with the neighbors. He explained the various styles of homes including condominiums, duplexes, ranch style homes, and two-story homes. Ranshaw requested a favorable recommendation to the Town Council and that final plat be delegated to staff.

A Public Hearing opened at 10:04 p.m.

Mr. Tim Gapinski expressed concerns about drainage, natural habitat, and traffic safety,

The Public Hearing closed at 10:10 p.m.

Ranshaw responded there would be internal sidewalks throughout the whole community and discussed traffic flow and the natural habitat.

Peyton moved to approve 0503-DP-08 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Highway Department;
3. That the petitioner complies with requirements from the Soil and Water Conservation District; and,
4. That these conditions be fulfilled prior to receiving Final Plat approval.

Smith seconded, and the motion passed unanimously.

A Public Hearing opened on the primary plat (0503-SPP-02) at 10:16 p.m.

Noon spoke, and the Public Hearing closed at 10:17 p.m.

Peyton moved to approve 0503-SPP-02 with the following condition:

2. That all conditions attached to the associated Development Plan Review (0503-DP-08) shall be satisfied prior to the recording of any secondary plat.

Smith seconded, and the motion passed unanimously.

Sanders moved to delegate final plat approval to staff.

Stevenson seconded, and the motion passed by unanimous voice vote.

Stevenson left the meeting at 10:20 p.m. and did not return. At this time, five members remained.

0503-DP-09 & 18100 Shady Nook. Development Plan and Preliminary Plat Review of The
0503-SPP-03 Enclave at Andover, 691 lot on 39.4 acres, zoned PUD, by Graystone
Development.

Mr. Sheldon Phelps, Graystone Development, presented the details of the project. He stated the preliminary plat,

development plan, lighting plan, and landscaping plan have been forwarded to staff and they have been through TAC and addressed issues which have been brought up.

A Public Hearing opened at 10:20 p.m.

Mr. Brian Zepp asked for more information about this project.

The Public Hearing closed at 10:24 p.m.

Horkay moved to approve 0503-DP-09 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Highway Department;
3. That the petitioner complies with requirements from the Soil and Water Conservation District; and,
4. That these conditions be fulfilled prior to receiving Final Plat approval.

Peyton seconded, and the motion passed unanimously.

A Public Hearing was opened on the primary plat at 10:25 p.m.

Noone spoke, and the Public Hearing was closed at 10:26 p.m.

Smith moved to approve 0503-SPP-03 with the following conditions:

1. That all conditions attached to the associated Development Plan Review (0503-DP-09) shall be satisfied prior to the recording of any secondary plat.

Horkay seconded, and the motion passed unanimously.

Smith moved to delegate final plat approval to staff.

Sanders seconded, and the motion passed by unanimous voice vote.

0503-DP-10 & 17200 Oak Ridge Road. Development Plan and Preliminary Plat Review of The
0503-SPP-04 Oaks, 68 units on 16.9 acres, zoned MF-2, by Portrait Homes.

Mr. John Talbott, Portrait Homes, presented the details of the project. He reiterated the commitment to brick and hardi-plank. Talbott also stated they have been before the Board of Zoning Appeals to get a variance on location to another development. He stated as far as amenities, they are putting in a picnic shelter with a gas grill, a horseshoe pit, and a community garden.

Todd stated the petitioner is working on a revised landscaping plan.

Thomas stated that the spoke with Mr. Andy Kern at Public Works about the TAC comments which have been resolved.

A Public Hearing opened at 10:36 p.m.

Noone spoke, and the Public Hearing closed at 10:37 p.m.

Sanders moved to approve 0503-DP-10 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That the petitioner submits a compliant landscaping plan, for staff approval; and,
5. That these conditions be fulfilled prior to receiving Final Plat approval.

Horkay seconded, and the motion passed unanimously.

A Public Hearing opened at 10:38 on the primary plat approval.

Noone spoke, and the Public Hearing closed at 10:39 p.m.

Horkay moved to approve 0503-SPP-04 with the following conditions:

1. That all conditions attached to the associated Development Plan Review (0503-DP-10) shall be satisfied prior to the recording of any secondary plat.

Smith seconded, and the motion passed unanimously.

Horkay moved to delegate final plat approval to staff.

Sanders seconded, and the motion passed by unanimous voice vote.

0503-DP-11 & 328 Main Street. Development Plan and Site Plan Review of Westfield
0503-SIT-07 Intermediate School expansion, 44,200 square feet on 1.2 acres, zoned SF-3, by
Westfield-Washington School Corporation.

Dr. Mark Keen introduced Aaron Reynolds, Paul Cripe Architects and Engineers, who presented details of the request for development plan and site plan for the Westfield Intermediate School and the proposed building additions. He discussed some landscaping changes made due to comments during the TAC meeting.

A Public Hearing opened at 10:44 p.m.

Noone spoke, and the Public Hearing closed at 10:45 p.m.

Sanders moved to approve 0503-DP-11 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That the petitioner submit a building elevation of the temporary modular classrooms, for staff approval; and,
5. That these conditions be fulfilled prior to receiving a building permit.

Smith seconded, and the motion passed unanimously.

Horkay moved to approve 0503-SIT-07 with the following condition:

1. That the petitioner complies with any conditions as a part of 0503-DP-11.

Sanders seconded, and the motion passed unanimously.

TRAINING

Higgins passed out information received at a Plan Commission/BZA training conference.

The meeting adjourned at 11:00 p.m.

President

Secretary